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BILL NO. R-81-01-05

RESOLUTION NO. R-02-81

A RESOLUTION approving Fort Wayne  
Redevelopment Commission's  
Resolution No. 80-96, "Declaratory  
Resolution - Amendment to Civic  
Center Renewal Project"

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT  
WAYNE, INDIANA:

Section I. That Resolution No. 80-96, Declaratory  
Resolution - Amendment to Civic Center Renewal Project,  
adopted by the Fort Wayne Redevelopment Commission on  
December 19, 1980 and approved by the City Plan Commission  
on December 22, 1980, all as more particularly set forth  
in said Resolution No. 80-96 on file in the Office of the  
Fort Wayne Redevelopment Commission and is by reference  
incorporated herein made a part hereof, and is hereby  
in all things ratified, confirmed and approved.

Section II. This Resolution shall be in full  
force and effect from and after its passage and approval  
by the Mayor.

APPROVED AS TO FORM AND  
LEGALITY

J. E. Hoffman  
JOHN E. HOFFMAN  
City Attorney

Vivian L. Schmidt  
Councilman

Read the first time in full and on motion by V. Belmont, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 1-13-81, the 13 day of January, 19 81, at 7 o'clock P. M., E.S.T.

DATE: 1-13-81

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by Stier, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>5</u>	<u>3</u>	<u>1</u>		
BURNS		<u>X</u>			
EISBART	<u>X</u>				
GIAQUINTA	<u>X</u>				
NUCKOLS	<u>X</u>				
SCHMIDT, D.			<u>X</u>		
SCHMIDT, V.	<u>X</u>				
SCHOMBURG	<u>X</u>	<u>X</u>			
STIER		<u>X</u>			
TALARICO	<u>X</u>				

DATE: 1-27-81

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) No. B-02-81 on the 27th day of January, 19 81.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of January, 19 81, at the hour of 11:00 o'clock A. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 28th day of Jan. 19 81, at the hour of 1 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-81-01-05

*Committee of the whole*

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN  
ORDINANCE ~~XXXXXX~~ A RESOLUTION approving Fort Wayne Redevelopment Commission's  
Resolution No. 80-96, "Declaratory Resolution - Amendment to Civic  
Center Renewal Project

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE ~~DO NOT~~ PASS. *Do*

VIVIAN G. SCHMIDT, CHAIRMAN

*Vivian G. Schmidt*

JAMES S. STIER, VICE CHAIRMAN

MARK E. GiaQUINTA

*Mark E. GiaQuinta*

PAUL M. BURNS

ROY J. SCHOMBURG

*Roy J. Schomburg*

CONCURRED IN

DATE 1/22/81 CHARLES W. WESTERMAN, CITY CLERK

RESOLUTION OF THE  
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in regular session on December 22, 1980, having before it a copy of the "Fort Wayne Redevelopment Commission's Declaratory Resolution - Amendment to Civic Center Renewal Project" adopted by the Redevelopment Commission on December 19, 1980, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Vivian Schmidt, seconded by Mark Akers, and unanimously approved, adopted the following resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on December 19, 1980, designated as "Declaratory Resolution-Amendment to Civic Center Renewal Project", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne.


NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - Amendment to Civic Center Renewal Project and said Urban Renewal Plan conform to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - Amendment to Civic Center Renewal Project.

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ALLEN )

I, George F. Simler, President of the Fort Wayne City Plan Commission, do hereby certify that attached hereto is a full, true, and correct copy of a resolution adopted by the Fort Wayne City Plan Commission at a regular meeting of said Commission held on December 22, 1980, and as the same appears of record in the official records of the said Plan Commission dated the 22nd day of December, 1980.

Approved:

  
\_\_\_\_\_  
George F. Simler, President  
FORT WAYNE CITY PLAN COMMISSION

RESOLUTION NO. 80-96

DECLARATORY RESOLUTION  
AMENDMENT TO  
CIVIC CENTER RENEWAL PROJECT

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies, and surveys of various blighted, deteriorated, and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies, and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies, and surveys, the Commission has found that the area hereinafter described has become blighted, deteriorated, and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and that the public health and welfare would be benefited by the urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age and obsolescence, substandard character of the buildings, and other factors which have impaired values and prevented a normal development of the land included in said area or the use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy; and

WHEREAS, the Commission now further finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated, and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated, and deteriorating area, the location of the various parcels of property, streets, alleys, and other features affecting the urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the Urban Renewal Plan; and

WHEREAS, the Commission has not caused separate appraisals to be made of parcels in the block to be added to the Renewal Project Boundaries as the property owners have indicated they will remove those structures not in accordance with the Urban Renewal Plan; and

WHEREAS, there was presented to this meeting of the Governing Body of the City of Fort Wayne, Department of Redevelopment, for its consideration and approval, a copy of Urban Renewal Plan Amendment for the area comprising the renewal project dated August 1, 1977 and amended December 19, 1980, and consisting of 16 pages and 5 exhibits.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that it hereby makes the findings of fact hereinafter set forth and that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted, deteriorated, and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended and supplemented) and which area is bounded and described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Washington Boulevard and the easterly right-of-way line of Clinton Street; thence northerly along the easterly right-of-way line of Clinton Street to the northerly right-of-way line of Wayne Street; thence westerly along the northerly right-of-way line of Wayne Street to the westerly right-of-way line of Calhoun Street, thence southerly along the westerly right-of-way line of Calhoun Street to the northerly right-of-way line of Washington Boulevard; thence westerly along the northerly right-of-way line of Washington Boulevard to the westerly right-of-way line of Harrison Street; thence southerly along the westerly right-of-way line of Harrison Street to the southerly right-of-way line of Lewis Street; thence easterly along the southerly right-of-way line of Lewis Street to the easterly right-of-way line of Calhoun Street; thence northerly along the easterly right-of-way line of Calhoun Street to the southerly right-of-way line of Jefferson Street; thence easterly along the southerly right-of-way line of Jefferson Street to the easterly right-of-way line of Clinton Street; thence northerly along the easterly right-of-way line of Clinton Street to the POINT OF BEGINNING.

BE IT FURTHER RESOLVED that in all proceedings relating to the urban renewal of the above described area, the same shall be referred to as the Civic Center Renewal Project .

BE IT FURTHER RESOLVED that the Urban Renewal Plan for the Civic Center Renewal Project, dated August 1, 1977, and amended December 19, 1980, and consisting of 16 pages and 5 exhibits be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated, and deteriorating area constitutes a menace to the social and economic interests of said City and its inhabitants and that the urban renewal of such area shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana,



as amended and supplemented) will be of public utility and benefit, and that the Department of Redevelopment of the City of Fort Wayne will acquire all of such land and interests therein within said boundaries with the exception of those parcels to be excluded as indicated on maps of the area.

BE IT FURTHER RESOLVED that the urban renewal of such area be in accordance with the Urban Renewal Plan for the Civic Center Renewal Project.

BE IT FURTHER RESOLVED that, pursuant to Section 39.1 of the Redevelopment of Cities and Towns Act of 1953, as amended and supplemented, as follows:

(a) As used in this Resolution for purposes of distribution and allocation of real property taxes, "allocation area" means all of the blighted area included in the description of real estate in this Declaratory Resolution.

(b) Any real property taxes hereafter levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable real property and the allocation area described in the within Declaratory Resolution shall be allocated and distributed as follows:

(1) Except as otherwise provided in this section, the proceeds of such taxes attributable to the lesser of: (i) the assessed value of such property for the assessment date with respect to which the allocation and distribution is made, or (ii) the assessed value of all such property as finally determined for the assessment date immediately preceding the effective date of the allocation provision of this Declaratory Resolution, shall be allocated to and when collected paid into the funds of the respective taxing units.

(2) Except as otherwise provided in this section, real property tax proceeds in excess of those described in clause (1) of this section shall be allocated to the Commission and when collected paid into a special fund which shall be used by the Commission only to: (i) pay the principal and interest of and interest on any obligations incurred by the Commission for the purpose of financing or refinancing the redevelopment of the allocation area; or (ii) reimburse the city or town

for expenditures made by it for public improvements in the allocation area, or for rentals paid by it for a building or off-street parking facility in the allocation area under any lease entered into pursuant to I. C. 18-5-5.3.

(3) When the monies in the allocation fund are sufficient to pay when due all principal, and interest, monies in the allocation fund in excess of that amount shall be paid to the respective taxing units in the manner provided in clause (1) of this section.

BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as amended, Section 18-7-7-14 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

ADOPTED at a Special Meeting of the Fort Wayne Redevelopment Commission held December 19, 1980 in the Commission offices on the 8th

Floor of the City-County Building, One Main Street, Fort Wayne,  
Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION



Robert W. Hutner, President



Hana L. Stith, Secretary

ATTEST



Gary E. Wasson, Acting Executive Director

ADOPTED: December 19, 1980

BILL NO. R-81-01-05

COMMITTEE OF THE WHOLE  
REPORT OF THE COMMITTEE ON PUBLIC RELATIONS  
COMMITTEE OF THE WHOLE

WE, YOUR COMMITTEE ON Public Relations TO WHOM WAS REFERRED AN

~~ORDINANCE~~ RESOLUTION approving Fort Wayne Redevelopment Commission's  
Resolution No. 80-96, "Declaratory Resolution - Amendment to Civic  
Center Renewal Project"

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE                      PASS.

JAMES S. STIER, CHAIRMAN

NO

MARK E. GiaQUINTA, VICE CHAIRMAN

YES

VIVIAN G. SCHMIDT

YES

DONALD J. SCHMIDT

NO

ROY J. SCHOMBURG

NO

BEN A. EISBART

YES

PAUL M. BURNS

NO

SAMUEL J. TALARICO

YES

JOHN NUCKOLS

YES

DATA PERTAINING TO THE ADOPTION OF A DECLARATORY RESOLUTION  
FOR A BOUNDARY AMENDMENT TO THE CIVIC CENTER URBAN RENEWAL PROJECT

Prepared for the:

Fort Wayne Redevelopment Commission

By:

Raymond, Parish, Pine & Weiner, Inc.

December 1980

A. BASIS FOR A DECLARATORY RESOLUTION

The "Redevelopment of Cities and Towns Act of 1953" provides that:

"Whenever, upon investigation, it shall be found by the (Redevelopment) commissioners that any area or areas in the territory under their jurisdiction has or have become blighted to such an extent that such conditions cannot be corrected by regulatory processes, or by the ordinary operations of private enterprise, without resort to the provisions of this chapter (18-7-7-1 -- 18-7-7-38), and that the public health and welfare will be benefited by the acquisition and redevelopment of such area under the provisions of this chapter, the commissioners shall cause to be prepared..." a variety of maps and data, a redevelopment plan and two appraisals of property to be acquired.

The Act also states that:

"Upon the preparation of such data the commissioners shall adopt a resolution declaring that said blighted area or areas constitutes a menace to the social and economic interest of the city or town and its inhabitants, and that it will be of public utility and

benefit to acquire such area or areas and redevelop the same within the provisions of this chapter."

It is the purpose of this report to describe the physical conditions in a one block area bounded by Wayne, Calhoun, Washington and Clinton Street proposed to be added to the Civic Center I Renewal Project. The technical information in this report is provided for purposes of Redevelopment Commission review in the course of its consideration as to whether to adopt a "Declaratory Resolution" with respect to whether the proposed addition to the project area is a blighted area within the definitions of the Act.

B. FINDING OF BLIGHT

In order to provide information as to whether the block proposed to be added to Civic Center I Renewal Project Area (see Map No. 1) is blighted, detailed surveys and inspections of the exterior of every structure in the area and the interior of structures to which entry was permitted and an analysis of the various factors which influence blight were undertaken in December 1980.

1. Definition of a Blighted Area

The Redevelopment of Cities and Towns Act states that:

"'Blighted Area; shall mean any area within the corporate limits of a city or town to which this act (18-7-1 -- 18-7-7-38) is applicable, which

because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property, or use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy."

2. Deterioration of Improvements and Substandard Buildings

All buildings in the area were inspected and evaluated for the condition of all building components and adequacy of all facilities. Each building was then rated in the study conclusions as follows:

Standard Buildings

Category 1 - Standard, requiring at most only normal maintenance:

This category is comprised of buildings which have no defects or only surface defects in structural and/or non-structural elements or components.

Substandard Buildings

Category 2 - Deficient:

This category is comprised of buildings which have intermediate or slight defects in primary or secondary



structural elements or non-structural elements, or a single critical defect.

Category 3 - Seriously Deteriorated:

Buildings in this category must have critical defects in at least two of the primary structural elements or components; or, a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or secondary structural components; or intermediate defects in at least seven of the secondary structural or non-structural elements.

Exhibit A, attached, sets forth the detailed criteria for the structure surveys, the basis for the structure rating and samples of the structure survey forms used. The completed forms and inspection reports for each individual building are submitted separately. The results of the structure surveys are set forth below, illustrated on Map No. 2, and summarized in the following table.

Substandard Structures - There are six structures in the project area of which four (67%) were classified as substandard. Three of these four substandard structures are seriously deteriorated; one is rated as deficient.

Standard Structures - Two (33%) of the six structures were classified as standard. One of the standard structures is under construction at this time.

3. Occupancy, Age, and Obsolescence - Of the six structures in the project area, two (33%) are completely occupied, two (33%) are partially vacant, one (17%) is totally vacant and one (17%) is under construction. Two of the existing buildings have two or more stories, but only two (50%) utilize the upper floors for anything other than temporary uses. In one case, attempts have been made to seal off the upper floors but the windows were broken out at the time of the survey thereby exposing the interior to the weather. The inadequacy of elevators, second egresses, and mechanical equipment makes such spaces obsolete for modern use. The configuration of the floor space, in former commercial uses adds to their obsolescence.

Lack of maintenance over a prolonged period is particularly evident in three of the buildings with masonry deterioration, rotted sills and frames, missing facia blocks, foundation cracks readily apparent. Building systems have not been upgraded as is evidenced by inadequate wiring visible in the hallway of one building that is partially occupied.

Three of the five existing buildings (60%) have little or none of their own off-street parking and loading areas. As a result, customers and employees must park off site and truck deliveries are difficult.

CIVIC CENTER I RENEWAL PROJECT AMENDMENT  
Fort Wayne, Indiana

Block 5

BUILDING USE AND CONDITION SUMMARY

<u>Building</u>	<u>Address</u>	<u>Use</u>	<u>Vacancy</u>		<u>Condition*</u>		
			<u>Total</u>	<u>Partial</u>	<u>1</u>	<u>2</u>	<u>3</u>
5-1	S. Calhoun	Office	Under Construction		Under Construction		
5-2	913 S. Calhoun	Bank/Office				X	
5-4	116 E. Wayne	Office			X		
5-5	124 E. Wayne	Retail/Office	X				X
5-62	126 E. Wayne	Retail/Office		X			X
5-66	134 E. Wayne	Office		X			X

\*1 = Standard

2 = Deficient

3 = Seriously Deteriorated

#### 4. Land Utilization Characteristics

The block with the exception of the building under construction and the utility company office is underutilized from the standpoint of what might be expected in a key section of a downtown central business district.

As previously indicated, major sections of the buildings on the major street frontage are vacant or partially vacant and underutilized.

The rear of the E. Wayne Street structures, which are viewed from the surface parking area and from adjacent streets, are unattractive and in obvious disrepair. This inhibits the economic soundness and growth of the surrounding area particularly in light of the investments being made in the other blocks of the renewal area.

The parking lots themselves appear to be haphazard and are partially used as construction staging areas. They have no landscaping, no islands or walls or other means of differentiation with the surrounding buildings. They are not well paved and in many areas are in disrepair.

The most dramatic contrast in the block is between the existing properties and the new building under

construction. Summit Square is a 26 story modern office tower fronting on Calhoun Street. It provides the standard for utilization of a prime parcel of central business district property.

The exteriors of the existing buildings, with the exception of the Northern Indiana Public Service Company building, have not been well maintained and give the appearance of scattered or marginal buildings as against the type of strong, well maintained facades that would be expected on a downtown street.

When viewed in the context of the location of the area, these combined factors are symptomatic of an area which has little economic strength and which is suffering from obsolescence.

#### Finding

Based on the above data, it appears that the physical conditions in the block proposed to be added to the Civic Center I Renewal Project Area are such that it would meet the definition of a "blighted area" as set forth in the Redevelopment of Cities and Towns Act of 1953. Several factors which are sufficient for a determination of blight are found to a substantial degree in the area.

C. ESTABLISHMENT OF PUBLIC BENEFIT

The Civic Center I Renewal Project is part of the First Stage Development Plan for Downtown Fort Wayne. Prepared by the Redevelopment Commission and endorsed by the City Council, this plan adopted in August, 1977 calls for a variety of activities to revitalize Downtown. Addition of Block 5 to the Project will help achieve the objectives of the Plan.

The character and function of Downtown have changed dramatically in the last two decades. The once vital retail function has dwindled as outlying shopping centers have sprung up. Restaurants and entertainment activities have followed the retail outlets to the outlying areas. Hotels and residential uses have also dispersed. Surface parking lots have replaced active buildings because of the lack of economic viability of the older structures. Downtown has become a predominantly 8:00 AM to 5:00 PM place of business.

However, there are still some strong components to Fort Wayne's Downtown. The office-government sector is healthy and expanding. Most of the city's major civic, cultural and religious functions are located Downtown. Despite the lack of any limited access thoroughfares, traffic access is relatively smooth and efficient.

Plans for the future of Downtown must recognize its changing role. The Redevelopment Commission and its consultants have evaluated past plans, reviewed pending proposals and developed new concepts to arrive at a plan which:

- Is based on the current and potential strengths of Downtown;
- Is capable of being staged in accord with available resources;
- Designates responsibility for the various components;
- Is sufficiently flexible to adapt to changing conditions;
- Can be started immediately.

The Civic Center I Renewal Project is an integral part of the First Stage Development Plan. It will include both semi-public and commercial uses, adding to the Downtown's economic and cultural vitality. The key components of the Project are the development of a civic center/hotel, major parking structure and rehabilitation of the Embassy Theatre. On an adjoining block a plant conservatory will be built which will be a show place for horticultural exhibits, an education center, and a recreational resource in the CBD. Together these improvements will make the area more attractive for

those who shop, work, or live Downtown, and will draw additional visitors to the area with resulting spin-offs in retail sales. The commercial development planned for the remainder of the Project Area will also complement the Downtown's vitality as well as enhance the City's economic and tax bases. Removal of substandard buildings and their replacement with developments consistent with the overall plan for the Downtown will also produce economic and cultural benefits for the public.

The Act states in Chapter 18-7-7-28 that it is public policy that:

"(b) certain blighted or deteriorated areas, or portions thereof, may require acquisition and clearance, as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils herein-before enumerated may be eliminated, remedied or prevented, and that salvable blighted and deteriorated areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas."

The act further empowers the redevelopment commissioners to undertake projects which "may include (1) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements."

The owners of private property determined to be substandard in the amendment area have indicated to the



Redevelopment Commission that the properties will be removed through action of the owners and the land reused all in accordance with the Urban Renewal Plan. The standard property is compatible in use and condition with the development of the overall project area. The addition of the amended area to the project will ensure that blighted properties are removed and that buildings meet minimum standards adopted for the area.

Based on the above, it is concluded that the addition of the block bounded by Wayne, Calhoun, Washington and Clinton Street to the project area will benefit the public health and welfare by ensuring the elimination of obsolete and deteriorated structures and making possible the development of new private uses, or achieving rehabilitation of private properties to a standard commensurate with the investments being made in the area in accord with the Urban Renewal Plan. New uses, to include private commercial facilities, will enhance the social, cultural and economic interests of the downtown area and the entire city.

D. AMENDMENT TO THE URBAN RENEWAL PLAN

An Urban Renewal Plan has been prepared for the Civic Center I Renewal Project which conforms to the general plan for the city as a whole and indicates land acquisition, demolition of structures, improvements, rehabilitation,

land uses, maximum densities and relationship to definite local objectives. This Plan was adopted in August, 1977. The proposed amendment is to add Parcel 5 to the project area. No changes to project controls are proposed.

E. OWNERSHIP AND APPRAISALS

A map has been prepared indicating ownership of all properties in the block. No separate appraisals have been made of the fair value of such properties by two independent appraisers because no properties are proposed to be acquired.

F. CONCLUSION

As set forth above, all necessary steps have been taken to permit the Redevelopment Commission to consider a Declaratory Resolution as required by the law of the State of Indiana.

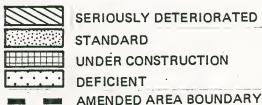
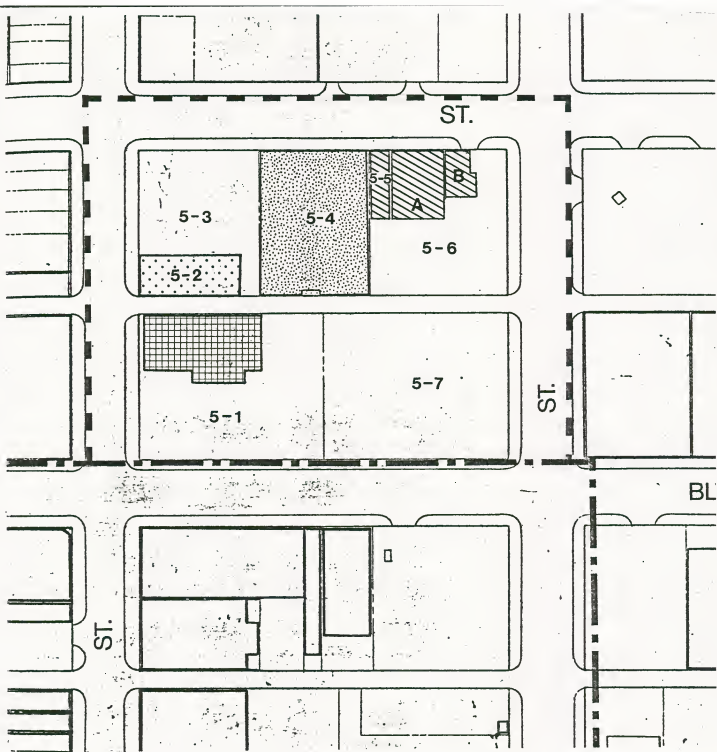


# Project Boundary Map Civic Center Renewal Project

Fort Wayne Indiana  
Fort Wayne Redevelopment Commission

Raymond, Parish, Pine & Weiner, Inc. Planning and Community Development Consultants

Adopted:	August 1, 1977
Amended:	December 19, 1980



MAP NO. 2

# Condition of Structures Amendment to Civic Center Renewal Project

Fort Wayne Indiana

Fort Wayne Redevelopment Commission

Raymond, Parsh, Pine & Weiner, Inc. Planning and Community Development Consultants

December 19, 1980

CRITERIA FOR STRUCTURE SURVEYSCLASSIFICATION OF BUILDINGS

Building shall be classified, based on field inspection, according to the following categories, as defined below.

Standard Buildings

Category 1 Standard, requiring at most only normal maintenance:

This category is comprised of buildings which have no defects or only surface defects in structural and/or non-structural elements or components.

Substandard Buildings

Category 2 Deficient:

This category is comprised of buildings which have intermediate or slight defects in primary or secondary structural elements or non-structural elements, or a single critical defect.

Category 3 Seriously Deteriorated:

Buildings in this category must have critical defects in at least two of the primary structural elements or components; or, a critical defect in one of the primary structural elements or components in combination with intermediate defects in at least three of the remaining primary and/or

secondary structural components; or intermediate defects in at least seven of the secondary structural or non-structural elements.

#### DEFINITION OF COMPONENTS

	<u>Exterior</u>	<u>Interior</u>
<u>Primary Components</u>	Foundation Exterior wall Structure  Roof structure	Floor structure Beams, columns, jois Interior walls and partitions Building layout Elevators Secondary egress Plumbing Heating Electrical
<u>Secondary Components</u>	Siding material Roofing material Porches and exterior Stairs Windows and doors Chimneys	Flooring material Ceiling Doors and windows Light, air, ventilation Halls, stairs, raili

#### DEGREE OF DEFICIENCIES

- 1 SATISFACTORY - In need of only normal maintenance or less.
- 2 SLIGHT - Structural or non-structural item is worn, loose, cracked or otherwise requires remedial action beyond normal maintenance but not of a serious nature.
- 3 INTERMEDIATE - Structural or non-structural item is badly deteriorated and in need of major repair or partial replacement.
- 4 CRITICAL - Structural or non-structural item is badly deteriorated, sinking, leaning, non-operative or non-functional, out of plumb or unsafe to an extent requiring complete replacement.

The specific criteria to be utilized in determining whether exterior items are to be rated either 1-2-3- or 4 is as follows:

1. Foundation

Rated #1 If sound and solid, fully capable of supporting the super-structure and containing no cracks, holes or open spaces.

Rated #2 If basically sound and solid, but has cracks, small holes or open spaces correctable by minor repair work such as tuckpointing.

Rated #3 If deteriorated to the degree that partial replacement of materials is necessary, and the part to be replaced is not an integral part of the structure.

Rated #4 If deteriorated to the degree that total replacement is necessary.

2. Exterior Wall Structure

Rated #1 If walls are sound, plumb and do not require any repair.

Rated #2 If walls are basically sound and plumb and require minor repair but no replacement.

Rated #3 If walls are out of plumb but otherwise sound and capable of being reinforced.

Rated #4 If walls are bowed, sagging, or deteriorated to such a degree that complete replacement is necessary.

### 3. Roofing Structure

Rated #1 If the roof structure is sound and in proper alignment.

Rated #2 If the roof structure is out of line, but requiring only minor repair and no replacement.

Rated #3 If the roof structure is out of line or sagging and requires repair including partial replacement of covering materials and supporting structure.

Rated #4 If the roof structure is so deteriorated that it must be totally replaced.

### 4. Siding Material

Rated #1 If the siding materials are properly applied and in a reasonably sound condition so as to provide full protection of the occupants from the elements.

Rated #2 If the siding material is beginning to require normal maintenance in order to return it to its original condition.

Rated #3 If the siding materials are deteriorated to the degree that replacement of a portion is necessary to return it to its original condition.



Rated #4 If the siding materials have deteriorated to the degree that complete replacement is necessary.

5. Roofing Material

Rated #1 If the roofing materials are properly applied and in a reasonably sound condition so as to provide full protection of the occupants from the elements.

Rated #2 If the roofing material is beginning to require normal maintenance in order to return it to its original condition such as replacement of a few shingles.

Rated #3 If the roofing materials are deteriorated to the degree that replacement of a sizeable portion is necessary to return it to its original condition.

Rated #4 If the roofing materials have deteriorated to the degree that complete replacement is necessary.

6. Porches and Exterior Stairs

Rated #1 If they are sound and require no repair or replacement.

Rated #2 If they are basically sound but require minor repair but no replacement.

Rated #3 If they are sagging or deteriorating to such a degree that partial replacement of the floor or supporting structure is necessary.

Rated #4 If they are deteriorated and dangerous to such a degree that total replacement is necessary.

7. Windows and Doors

Rated #1 If they are solid, weathertight, and workable, and require no repair.

Rated #2 If they are solid, weathertight, and workable, but require minor repair such as replacing missing putty.

Rated #3 If they are sagging, not completely workable or weathertight and require some replacement of broken panes, frames, sills, and sashes.

Rated #4 If they have deteriorated to such a degree that total replacement is necessary.

8. Chimneys

Rated #1 If the chimney is solid, sound, of a type approved by the building code and does not require any repair.

Rated #2 If the chimney is solid, sound of a type approved by the building code but requires minor repair such as tuckpointing.

Rated #3 If the chimney is an approved type, and of solid construction, but contains holes, or other defects such as missing bricks or other material but is capable of being repaired.

Rated #4 If the chimney is not of the approved type or is totally lacking, or is so deteriorated that it must be replaced.

9. Facilities (appropriate to use and function of building)

Rated #1 If facility is present, in good operating condition and does not require repair.

Rated #2 If boilers or oil burners require repairs of a minor nature. If elevator equipment is defective resulting in occasional malfunction. If gas water heaters are unvented.

Rated #3 If boilers or oil burners do not provide adequate heat or if continued operation represents a safety hazard. If stairwells are inadequately fire proofed. If electric wiring is inadequate or unsafe. If light or ventilation is inadequate. If toilet facilities are inadequate. If elevator facilities are inadequate in relation to need and height of structure or inoperative.

Rated #4 If central heat or adequate and safe space heating is lacking. If adequate water supply is lacking. If elevators are lacking in multi-storied buildings. If electric wiring is lacking. If there is no second egress above the second floor.

# NON-RESIDENTIAL STRUCTURE SURVEY-EXTERIOR

Date		Inspector	
City		Project/Survey Area	
Address		Block No.	Parcel No.
#D.U.'s	#Stories	Material	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No
Building Use By Floor	1.	2.	3.
	4.	5.	6.

## TYPE OF CONSTRUCTION

Mill Construction (brick wall)	Masonry Walls-Wood Floors and Roof
Reinforced Concrete	Frame
Masonry Walls-Steel Framing	Other

## STRUCTURAL DEFECTS —

ITEM	Ser.	Slight	Inter.	Critical	Comments
Foundation					
Walls, condition					
Walls, Out of Plumb					
Roof					
Chimney					
Porch					
Stairs					
Fire Escapes					
Doors					
Windows					
Exterior Paint					
Leaders and Gutters					
Store Front					

## GENERAL DEFICIENCIES

ITEM	No.	Slight	Inter.	Critical	Comments
Lack 2nd Entry above 2nd Fl.					
Inadequate Conversion					
Topography Problem					
Lack Off-Street Loading					
Lack Off-Street Parking					
Poor Site Maintenance					

# NON-RESIDENTIAL STRUCTURE - INTERIOR & PUBLIC HALLWAY

Date	Inspector		
City	Project/Survey Area		
Address	Block No.	Parcel No.	
Location			

## STRUCTURAL DEFECTS

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceiling					
Ceiling Height					
Beams					
Girders					
Columns					
Interior Staircase					
Doors					
Windows					
Ventilation					

## BASIC FACILITIES - DEFICIENCIES

ITEM	Satis.	Slight	Inter.	Critical	Comments
Plumbing - Toilets					
Piping					
Fixtures					
Water					
Lighting - Wiring					
Fixtures					
Central Heating					

## ACCESSORY FACILITIES

ITEM	Yes	No	Defective	Comments
Elevators				
Air Conditioning				

REMARKS REGARDING STRUCTURE INTERIOR:

# BASEMENT SURVEY

## BASEMENT INTERIOR

ITEM	Satisfactory	Req. Min. Rep.	Req. Maj. Rep.	Comments
Foundation Floor				
Foundation Walls				
Ceiling				
Staircase				
Columns				
Girders and Beams				
Plumbing Equipment				
Heating Equipment				
Chimney				
Ventilation				
Evidence of Moisture				
Rodent Control				
Electric Wiring				

## REMARKS

# DWELLING UNIT INSPECTION

Date	Inspector
City	Project/Survey Area
Address	
D. U. Location	Block No. Parcel No.
No. of Rooms	No. of Rooms Without Windows
Overcrowding <input type="checkbox"/> Yes <input type="checkbox"/> No	

## DWELLING UNIT INTERIOR

ITEM	Satis.	Slight	Inter.	Critical	Comments
Walls					
Floors					
Ceilings					
Ceiling Height					
Inter. Staircase					
Plumbing					
Electric Wiring					
Evidence of Rodents					
Doors					
Windows					

## DWELLING UNIT EQUIPMENT

ITEM	Yes	Slight	Inter.	Critical	Comments
Kitchen Sink					
Kitchen Stove					
Kitchen Ventilation					
Bathroom Ventilation					
Hot Running Water					
Private Toilet and Lavatory					
Private Bath					
Central Heating					
Room Layout					

NON-RESIDENTIAL STRUCTURE SURVEY  
Evaluation of Functional Obsolescence of Structure  
and  
Site Evaluation

Date: \_\_\_\_\_

City: \_\_\_\_\_

Project/Survey Area: \_\_\_\_\_

Address/Block #/Parcel #: \_\_\_\_\_

Inspector: \_\_\_\_\_

1. Functional Obsolescence: (attach additional sheets if needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Site Evaluation: (attach additional sheets if needed)

(a) Degree of compatibility to adjacent land uses:

\_\_\_\_\_  
\_\_\_\_\_

(b) Intensity of land coverage:

\_\_\_\_\_  
\_\_\_\_\_

(c) Adequacy of parking and loading areas:

\_\_\_\_\_  
\_\_\_\_\_

(d) Adequacy of outdoor storage areas and of their screening from street and property lines:

\_\_\_\_\_  
\_\_\_\_\_

(e) Intensity of noise, smoke or odor emissions:

\_\_\_\_\_  
\_\_\_\_\_

(f) Amount of traffic generation on residential streets:

\_\_\_\_\_  
\_\_\_\_\_